



DAVID  
BURR

Mullions  
Bures, Suffolk

# Mullions, St Edmunds Lane, Bures, CO8 5LA

Occupying a prominent position on St Edmunds Lane, this exceptional residence offers a wealth of character and charm yet with modern fittings having been constructed in the style of a period residence yet offering all of the benefits and efficiencies of a contemporary residence. Of timber framed construction and with an abundance of exposed timbers, studwork and original features throughout. The impressive entrance hall immediately sets the tone, showcasing striking oak flooring, an elegant staircase and a sense of space rarely found in properties of this nature.

The principal reception room is a beautifully proportioned, dual-aspect sitting room, rich in period detail and centred around a magnificent redbrick inglenook fireplace with oak bressumer beam. To the rear, the generous kitchen/dining room provides a superb space for both everyday living and entertaining, featuring a range of oak units, a Rangemaster cooker set within a recessed fireplace, and a central island/breakfast bar. French doors open onto a terrace, seamlessly connecting the interior with the landscaped gardens beyond. A well-appointed utility room and ground floor cloakroom add practicality to the ground floor layout.

Upstairs, a galleried landing leads to four well-proportioned bedrooms, all enjoying varying aspects across the gardens and surrounding countryside. The principal bedroom benefits from an en-suite shower room and WC, while the remaining bedrooms are served by a family bathroom. The accommodation combines character features with comfortable family living, making it ideally suited to modern lifestyles.

Externally, the property is approached via twin five-bar gates leading to off-street parking, with additional gated access and further parking near the carport. The gardens have been thoughtfully landscaped, offering a series of terraces, lawns and seating areas, complemented by a summer house, garden room with power and lighting and heating, and a substantial carport with adjoining workshop / substantial full length storage.

- Impressive timber frame home with a wealth of character
- Exposed timbers and studwork throughout
- Stunning inglenook fireplace with oak bressumer beam
- Spacious, dual-aspect sitting room with countryside views
- Large kitchen/dining room ideal for entertaining
- Central island/breakfast bar and French doors to terrace
- Four well-proportioned bedrooms
- Principal bedroom with en-suite bathroom
- Landscaped gardens with terraces, lawns and seating areas
- Garden room with power and lighting, ideal for home working
- Carport with workshop and ample off-street parking
- Sought-after village location within Stour Valley countryside



The property is situated within the highly regarded village of Bures, a picturesque and well-connected location straddling the Essex/Suffolk border. The village offers a strong sense of community alongside a range of everyday amenities including local shops, pubs, café, a primary school and a mainline railway station providing direct links to London Liverpool Street, making it particularly appealing for commuters.

Surrounded by the stunning countryside of the Stour Valley, an area locally renowned for its beauty and unspoilt landscape, the location offers an abundance of scenic walks, outdoor pursuits and rural charm. Despite its tranquil setting, Bures provides convenient access to the nearby market towns of Sudbury and Colchester, offering a wider range of shopping, dining and leisure facilities, as well as excellent schooling options in both the state and private sectors.



**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** C

**WHAT3WORDS:** attend.emeralds.amends

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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Approximate Gross Internal Area  
Main House 1900 sq ft (177 sq m)  
Outbuilding 385 sq ft (36 sq m)  
Total 2285 sq ft (212 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



